

401

CITY COUNCIL, CITY OF LODI  
COUNCIL CHAMBER, CITY HALL  
MAY 20, 1959

is regular meeting of the City Council of the City of Lodi beginning at 8:00 o'clock p.m. of Wednesday, May 20, 1959; men Katzakian, Mitchell, Robinson and Brown (Mayor) present; son absent. City Manager Graves and City Attorney Mullen; Planning Director Rodgers and Administrative Assistant absent.

; Minutes of May 6, 1959 were approved as written and mailed on motion of Councilman Katzakian, Mitchell second.

PUBLIC HEARINGS

CENTER Mayor Brown called for public hearing on the recommendation of the Planning Commission that a Civic Center be located on Site "C", 13 ac. on the west side of Hutchins Street south of Lodi Avenue, the major portion of which is owned by Ted Schneider. The City Manager gave a brief outline of the three sites studied by the Planning Commission. Mr. Robert Rinn, from the audience, stated that three points had to be considered: 1. Need as far as present functions are concerned. He feels that the City requires a Hall of Justice to house the Police Department and the future Municipal Court, which would leave adequate space in the present City Hall to take care of the City's needs for many years. 2. It is desirable that all activities of the City be in close proximity and if Site "C" were selected, it would be 15-20 years before a new City Hall were erected and meanwhile the activities would be separated. 3. It is important to preserve the value of the downtown area and selection of Site "C" would dissipate the downtown area. Mr. Rinn further stated that the investment in the present site should be considered and also the fact there are means for its expansion. Mr. Herb Lehr wanted to know how badly we need expansion and what is needed. A Hall of Justice was mentioned and Councilman Robinson stated it should not be referred to as a "jail". The City Manager and City Attorney then explained detention facilities and disposition of prisoners. Councilman Katzakian complimented the Planning Commission on its study of Civic Center site locations and agreed with the Commission that the site recommended was the most ideal; however, he felt that the taxpayers had to be considered and that the present City Hall would be adequate for the City's needs if police facilities were removed and that property north and west of the present site could be acquired and would be sufficient for future requirements. Councilman Mitchell favored the present location of the City Hall as an asset to the downtown area. Councilman Robinson also felt that moving the City Hall to another location would detract from the central business district. Mayor Brown suggested that since the group of citizens present was so small, due principally to a dinner being given in honor of Herman Diekman, the hearing should be continued to May 27. Councilman Katzakian said that the Council should make a decision as they had the final subdivision map of the Schneider

SITE "A"  
SELECTED

property in Site "C" to consider. Councilman Robinson stated he would prefer to continue the hearing. Councilman Katzakian stated that the public was aware of the meeting nights of the City Council, that the hearing had been set for this meeting, and that a decision should be made. Councilman Mitchell concurred. Councilman Katzakian, Mitchell second, moved that Site "A" be the site for the Civic Center. (Site "A" is the present City Hall and Library site expanded.) The motion passed by the following vote:

Ayes: Councilmen - Katzakian, Mitchell and Robinson.  
Noes: Councilmen - Brown  
Absent: Councilmen - Culbertson

PLANNING  
COMMISSION  
THANKED

Mayor Brown stated he favored this site also, but he opposed the motion because he felt the hearing should be continued. On motion of Councilman Mitchell, Robinson second, the Council thanked and commended the Planning Commission for the excellent job they had done on the Civic Center study.

W. LOCKEFORD  
ST. ADDITIONORD. NO. 644  
INTRODUCED

The Mayor called for public hearing on the annexation of West Lockeford Street Addition. There were no protests, either written or oral, and on motion of Councilman Mitchell, Katzakian second, the Council introduced Ordinance No. 644 annexing the West Lockeford Street Addition to the City of Lodi by reading of title only and waiving reading of the ordinance in full.

ZONING ORD.  
AMENDMENTS

The public hearing on proposed amendments to the Zoning Ordinance was continued to the meeting of June 3, 1959 to give the City Attorney an opportunity to study the amendments.

## PLANNING COMMISSION

The City Manager reported the following actions taken at the Commission meeting of May 11:

1. Granted a variance to Alemore Haas to permit an extension to his house to be attached to an existing garage at 604 Windsor Drive.
2. Approved the tentative map of Cherrywood Park with the following conditions: (a) Mariposa Way be 55' wide, (b) a retaining wall be built along the east line of Pacific Avenue as required by the City Engineer and (c) a six-foot screening fence be erected along the east line of the subdivision.
3. Recommended to the City Council that R-3 zoning be adopted for the Fischer Annexation, but questioned the advisability of developing the property without extending Pacific Avenue from Walnut Street to Lodi Avenue.

In connection with the extension of Pacific Avenue, Assistant City Engineer Robison stated he had contacted the High School Board and it was not in favor of extending this street.

FINAL MAP  
TOKAY GARDENS  
NO. 2

The final map of Tokay Gardens No. 2 was then presented for the Council's approval. It was noted that the easement on the north end of the subdivision was only 8 feet wide which is not sufficient for all the utilities and additional easement should be obtained adjacent to the subdivision. The City Manager suggested that decision on the map be delayed until the matter of the storm drainage plan came up for discussion as there was some question of using part of the area for ponding storm waters. (See page 402)

## COMMUNICATIONS

PETITION FOR  
VINE-WINDSOR  
STREET LIGHTS  
  
RES. NO. 2231  
AND  
RES. NO. 2232  
ADOPTED

Petition for street lights from owners of more than 60% of the property along Windsor Drive and Vine Street between Hutchins Street and Fairmont Avenue as certified by the City Clerk. On motion of Councilman Katzakian, Mitchell second, the Council passed Resolution No. 2231 adopting Plans and Specifications for the Vine-Windsor Street Lighting District. The Council then adopted Resolution No. 2232. resolution of intention for construction of street light standards and necessary wires and conduits in the Vine-Windsor Street Lighting District and setting public hearing thereon for June 17, 1959.

## ABC LICENSE

Notice of Application for Alcoholic Beverage License of Peirano's Market, 117-21 East Pine Street, Off-Sale Beer and Wine.

Letter from Robert Rezak, former reporter for the "Stockton Record", thanking the Council for the many courtesies extended.

FEATHER RIVER  
PROJECT ASSO.

Councilman Robinson remarked that he had studied the correspondence from the Feather River Project Association and had come to the conclusion that it was a worthwhile group which the City should join. The matter was postponed to the meeting of June 3 when the City Manager would report on the cost of membership.

## REPORTS OF THE CITY MANAGER

STORM  
DRAINAGE  
WILSEY &  
HAM PLANS  
ADOPTED

The City Manager stated that in working out plans for the storm drainage system, the City Engineer advocated starting construction from the east and using a temporary ponding area to take care of storm waters from the central business district until the last phase of the construction was completed, the proposed ponding area being five acres of the Schneider property the final subdivision map of which was presently being considered by the Council. The City Manager recommended that the five acres be purchased. The use of the present park site at the corner of Vine and Hutchins for ponding, rather than buying more land, was discussed, but was considered unfeasible by the City Engineer because of the cost of installing additional pipe to this area. Mr. Ben Schaffer spoke in behalf of Mr. Schneider, stating that Mr. Schneider had presented a final map of the property and that if the City took five acres, it would be a detriment to the balance of the subdivision. He felt that Mr. Schneider should be given some consideration. The City Manager stated that ponding the storm waters on this site would be the cheapest solution to the problem and the City should acquire five

FINAL MAP  
TOKAY GARDENS  
NO. 2  
APPROVED

acres. Councilman Mitchell moved, Robinson second, that the final map of Tokay Gardens No. 2 be approved, subject to obtaining additional easements on the north side of the subdivision as authorized by the City Engineer and City Manager. Motion carried. Councilman Katzakian stated that temporary measures to take care of the storm waters were just a waste of money, that the public should be educated to the critical need for storm drainage, and that a bond issue for construction of storm drainage facilities should be passed. The City Manager stated that every new business increases the problem and that on a pay-as-you-go basis it would be five years before relief could be expected. Councilman Katzakian suggested that the City Manager and City Engineer report on the amount that would be needed from bonds to supplement the funds on hand. The City Manager said that this would be tied in with the report on the capital outlay program which would be completed in July or August. Councilman Katzakian, Mitchell second, moved that the Master Plan presented by Wilsey and Ham as revised by the City Engineer be adopted. The motion carried unanimously.

STORM DRAIN  
PLANS ADOPTED

PORITION OF  
EASEMENT  
ABANDONED

The City Manager reported that he had a request from the City Engineer and the Superintendent of Utilities to abandon two feet of an eight-foot easement on the west line of Lot 100, Hutchins-Sunset Park, since the City has no present or prospective future public need for this portion of easement. On motion of Councilman Mitchell, Katzakian second, the City Council adopted an order abandoning two feet of the easement.

TOKAY STREET  
LIGHTING DIST.  
CONTRACT

City Manager Graves stated that three bids had been received for construction of street lights in the Tokay Street Lighting District, the lowest bid being from Collins Electrical Company for \$6,820. He recommended that the bid be accepted. On motion of Councilman Katzakian, Mitchell second, the Council adopted Resolution No. 2233 awarding the contract for construction of street lights in the Tokay Street Lighting District to Collins Electrical Company.

RES. NO. 2233  
ADOPTED

RENEWAL  
SPORTSMAN'S  
CLUB LEASE

The City Manager reported that the lease from the Sportsman's Club for a dump area near the Mokelumne River was up for renewal. On motion of Councilman Katzakian, Robinson second, the Council renewed the lease for one year terminating March 31, 1960.

CLAIMS

Claims amounting to \$79,729.75 were approved on motion of Councilman Katzakian, Mitchell second.

PAWNBROKERS  
ORDINANCE  
ORD. NO. 645  
INTRODUCED

On motion of Councilman Mitchell, Katzakian second, the City Council introduced Ordinance No. 645 regulating pawnbrokers and junkdealers by reading of title only and waiving reading of the ordinance in full.

SANITARY LAND  
FILL AGREEMENT  
WITH COUNTY

The City Attorney read and explained the proposed agreement between the City and County for joint operation of the sanitary land fills belonging to the City and the County on Harney Lane. The City would operate both fills on a combined basis and 40% of the expenses would be paid by the County. Revenues are not governed by the agreement. On motion of Councilman Katzakian, Mitchell second, the Council accepted the agreement and authorized the Mayor to execute the same.

SPECS  
OILS AND  
GREASES

Specifications for oils and greases for the coming fiscal year were approved and advertising for bids authorized on motion of Councilman Mitchell, Katzakian second.

ORDINANCES

REZONING TWO  
LOTS ON  
HUTCHINS ST.

ORD. NO. 643  
ADOPTED


ORDINANCE NO. 643, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING LOTS 1 AND 64, CAPELL MANOR, TO BE IN THE R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT", having been introduced at the regular meeting of May 6, 1959 was brought up for passage on motion of Councilman Katzakian, Robinson second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - Katzakian, Mitchell,  
Robinson and Brown

NOES: Councilmen - None

ABSENT: Councilmen - Culbertson

The Council adjourned on motion of Councilman Katzakian.

ATTEST:   
BEATRICE GARIBALDI  
City Clerk